10039 PG 630

0178502
IDENTIF. ↑ REFERENCE

This Instrument Prepared by:

KIRKSEY & CRON (MKL)
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

96 MAY -3 PM 2:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

PICK-UP

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Masoud Sabzbaluch & Kamal Hajizadeh	Same as New Owner	Map 149-08 Parcel 32.00

1609 Bell Rd NASHVILLE, TN 37211

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $120,000.00.

Kamal Hajizadeh
Affiant

Subscribed and sworn to before me this 25th day of April, 1996.

Jennifer Dunlap
Notary Public

My Commission Expires: May 24, 1997

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES S. MAHLE AND WIFE, SUSAN K. MAHLE** (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **MASOUD SABZBALUCH AND KAMAL HAJIZADEH, both unmarried, as tenants in common,** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dorhill Acres, Section 1, as of record in Book 2330, page 2, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Bell Lane at the corner of Lot Nos. 3 and 4; thence with the line between said two lots southeastwardly 385 feet; thence north 19° 38' east 30 feet to the corner of Lot Nos. 4, 6 and 7; thence with the line between Lot Nos. 4 and 6 northwestwardly 148.9 feet to the corner of Lot Nos. 4, 5 and 6; thence with the line between Lot Nos. 4 and 5 northwestwardly 271.4 feet to the southeasterly margin of Bell Lane; thence with same southwestwardly 115 feet to the beginning.

Being the same property conveyed to James S. Mahle and wife, Susan K. Mahle, by deed from Skyler W. Gunter and wife, Ova G. Gunter, of record in Book 5056, page 656, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE

Beginning at the point of intersection of the existing east margin of Bell Road and the north boundary of the Raymond E. Crocker, etux property; thence with said existing margin northerly 117 feet more or less to a point; thence with the south boundary of the Mark Waldrop etux property south 69° 13'22" east 25 feet more or less to a point, said point being 51.00 feet right of Bell Road proposed centerline station 109+24.83; thence with the proposed

east margin of said road (1) having a 2310.27 foot radius curve southerly 58.38 feet (2) south 21°35'38" east 40.40 feet (3) having a 2813.79 foot radius curve southerly 17.40 feet to a point, said point being 51.00 feet right of Bell Road proposed centerline station 108+08.93; thence with said north boundary north 67°59'51" west 27 feet more or less to the point of beginning, containing 2,840 square feet.

Being the same property conveyed to the Tennessee Department of Transportation by deed from James S. Mahle and wife, Susan K. Mahle, of record in Book 9653, page 775, said Register's Office.

This is improved property, known as 436 Bell Road, Nashville, Tennessee 37211.

This conveyance is subject to the property taxes for 1996 and subsequent years, all zoning regulations, any easements and restrictions of record in said Register's Office, and all matters of record in the plan of record in Book 2330, page 2, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever.

AND **Grantors** do covenant with the said **Grantees**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be signed this 25th day of April, 1996.

James S Mahle
James S. Mahle by Attorney-in-Fact,
John W. Footitt John W. Footitt

Susan K. Mahle
Susan K. Mahle by Attorney-in-Fact,
John W. Footitt John W. Footitt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Footitt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of James S. Mahle and wife, Susan K. Mahle as their Attorney in Fact as the free act and deed of the within named James S. Mahle and wife, Susan K. Mahle.

Witness my hand and official seal this 25th day of April, 1996.

Jennifer Chesteen
Notary Public

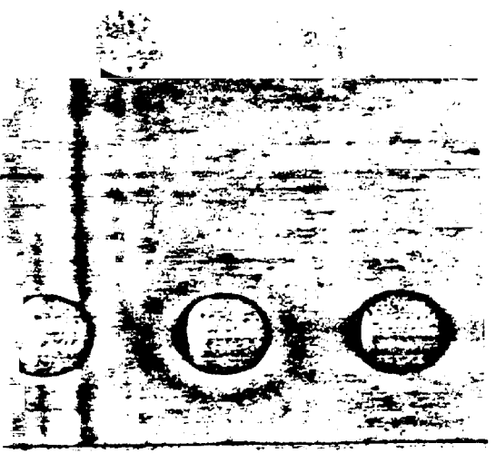
My Commission Expires: May 24, 1997

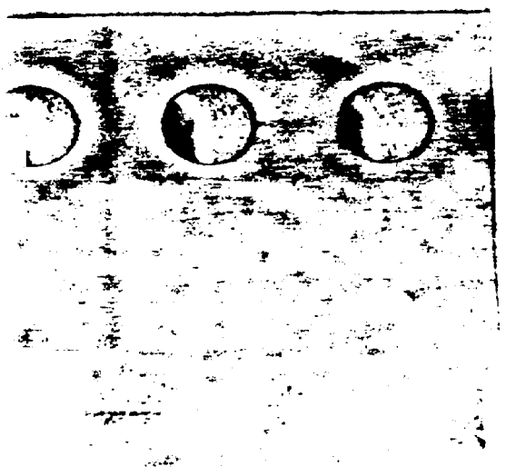
3649 15:03 1-01 03C4ECK 453.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

ROBK 10039 PG 632

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	120000.00
			DDN TX	444.00
			PRFEE	1.00
			MDEED	8.00
			TOTAL	453.00
			CHECK	453.00
05/03/96	01	14:33	0001	8049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178502 IDENTIF. # REFERENCE

96 MAY -3 PM 2:3[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1036072